

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: Site Plan, SP 9-8-03 James D. Sands Office Building / Generally located on the west side Davie Road between S.W. 56th Street and S.W. 57th Street.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 9-8-03 James D. Sands Office Building / 5651 Davie Road

REPORT IN BRIEF:

The subject site is a .94-acre parcel of land located on the west side Davie Road between S.W. 56th Street and S.W. 57th Street. A one-(1) story office building totaling approximately 4,100 square feet. The subject site is zoned (RO) Residential/Office and is designated Residential/Office on the Town of Davie Future Land Use Map. The subject site is adjacent to existing residential to the north, Davie Road to the east, commercial structure to the south, and existing residential to west.

The architectural design of this one-(1) story, L-shaped office building exemplifies a Florida Vernacular Design. Rectangular doors and windows with gray tinted glass located proportionately apart from one another with similar decorative treatments. The exterior walls consist of straight-line, very pale yellow siding panels along the entire perimeter the building. Pitched, galvanized standing seam metal, hipped roofs are broken up by projecting dormers on both the east and west elevations. Over the sidewalk, running along the perimeter of the office building, is a roof overhang varying in size. In addition to the galvanized standing seamed metal roof overhangs will be supporting by numerous amounts of white columns.

The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) 1, Commercial use under 20,000 sq. ft. The site plan indicates 21,787 square feet or 52 % impervious (40% required) for the overall site. The placement of the proposed office building is twenty-five feet (25') from the property eastern property with parking towards the rear. Provided on site is twenty-three (23) parking spaces and one (1) handicapped space, for a total of twenty-four (24) spaces. The landscape plan provides the minimum tree requirements of 60% - 14'-16' trees, 20% - 12' trees and 20% - 10' trees.

The plan illustrates along the perimeter of the site canopy trees and accent. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials 36" in height as required per code.

PREVIOUS ACTIONS: None

CONCURRENCES: Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that the air conditioning units in the front be "pulled over" and surrounded by landscaping in order to screen them from the street side and from the pedestrian side; and to make all the necessary adjustments to protect the "28-inch caliper" Live Oak tree (Motion carried 4-0 with Mr. Engel abstaining).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Staff Report and Recommendation

Applicant Information

Contract Purchaser:

Name: Terry Forman
Address: 1501 S.W. Lejeune Road
City: Coral Gables, FL 33134
Phone: (305) 444-5724

Petitioner:

Name: Sam Engel, Jr.
Address: 4800 S.W. 64th Avenue
City: Davie, FL 33314
Phone: (954) 791-4810

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendations: Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that the air conditioning units in the front be "pulled over" and surrounded by landscaping in order to screen them from the street side and from the pedestrian side; and to make all the necessary adjustments to protect the "28-inch caliper" Live Oak tree (Motion carried 4-0 with Mr. Engel abstaining).

Application Request: Site plan approval for a one-(1) story office building totaling approximately 4,100 square feet, with twenty-four (24) rear parking stalls.

Address/Location: 5651 Davie Road / Generally located on the west side Davie Road between S.W. 56th Street and S.W. 57th Street.

Future Land Use Plan Map Designations: Residential / Office

Existing Zoning: RO / Residential Office

Existing Use: Vacant parcel

Proposed Use: A one-(1) story office building, with rear parking stalls

Parcel Size: .97 acre (42,106 square feet)

Surrounding Land

Use Plan Map Designations:

North: Residential / Office
South: Residential / Office
East: Residential / Office
West: Residential 1 DU/ Acre

Surrounding Uses:

Residential
Commercial
Vacant
Residential

Surrounding Zoning:

North: RO, Residential / Office District
South: A-1, Agricultural District
East: A-1, Agricultural District
West: RO, Residential / Office District

Zoning History

Related Zoning History:

The Residential/Office zoning district was adopted through (Ordinance 83-20), approved by Town Council on March 2, 1983.

A Rezoning Request, (ZB 1-1-85 Town of Davie), item was approved by Town Council on January 2, 1985.

The Town of Davie amended the Land Development Code, expanding the number of permitted uses within the Residential/Office (RO) zoning district through (Ordinance 2002-038).

Related Plat History:

A Replat Request, (P 9-3-88 Sheridan Properties) Resolution No. 88-292, approved by Town Council, a subdivision plat on November 16, 1988.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(1)), the RO District is intended to implement the residential/office classification of the Town of Davie Comprehensive Plan by providing a buffer of professional offices and mixed residential and office development to surrounding residential areas. The intent of this district is to maintain the residential character of the neighborhood while permitting the development of professional offices.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, minimum lot area 17,500 sq. ft., minimum lot frontage 100', minimum setbacks – front 25', side 20', and rear 20', maximum height is 25', maximum building ratio is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-107 (D)(1)), Requirements [for] commercial and industrial districts twenty thousand square feet or under.

Land Development Code (Section 208), Requirements for off-street parking, for medical, dental, clinics requires one (1) space for every 200 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is a .97-acre parcel of land located on the west side Davie Road between S.W. 56th Street and S.W. 57th Street. The applicant is proposing a one-(1) story office building with twenty-four (24) parking stalls toward the rear (west side) of the building. The entire building totals approximately 4,100 square feet. The subject site is currently vacant and is zoned in the RO (Residential / Office) district and adjacent to the north is a residential parcel of land zoned RO, to the east is Davie Road (S.W. 64th Avenue), to the south is Pioneer Fruit stand, zoned A-1 and to the west is a residential parcel, zoned A-1.

The applicant's site design meets the intent of the Residential / Office District. The subject site is designed with an emphasis on pedestrian movement on and throughout the property with an access points from the existing 5' concrete sidewalk along Davie Road. In addition, the office building is designed with covered areas along the east, south and west side providing a pedestrian inviting environment. The parking for the office building will be located on the west side or rear of the proposed building. The subject site is proposing a garbage enclosure on the western portion of the property.

2. *Architecture:* The architectural design of this one-(1) story, L-shaped office building exemplifies a Florida Vernacular Design. The office building design consists of clean, simple, straight lines and features. Rectangular doors and windows with gray tinted glass are located proportionately apart from one another with similar decorative treatments. The exterior walls consist of straight-line, very pale yellow siding panels along the entire perimeter the building. Pitched, galvanized standing seam metal, hipped roofs are broken up by projecting dormers on both the east and west elevations. Over the sidewalk, running along the perimeter of the office building, is a roof overhang varying in size. In addition to the galvanized standing seamed metal roof overhangs will be supporting by numerous amounts of white columns.
3. *Access and Parking:* Accesses onto the subject site is via a single 20'-0" opening along the eastern portion of the site boundary adjacent to (S.W. 64th Avenue) Davie Road. This is a full access opening allowing south or northbound (S.W. 64th Avenue) traffic onto Davie Road. After traffic enters onto the subject site, they will maneuver their way parallel pass the office building to the rear of the property. On the rear of the property will be two lanes parking.

Provided on site are twenty-three (23) parking spaces and one (1) handicapped space, for a total of twenty-four (24) spaces. The applicant has proposed twenty-four (24) with concrete wheel stops.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.

5. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) 1, Commercial use under 20,000 sq. ft.

The landscape plan provides the minimum tree requirements of 60% - 14'-16' trees, 20% - 12' trees and 20% - 10' trees. The plan illustrates plant material along the perimeter of the site including Allamanda Neriifolia, Lagerstroemia indica, Ruellia Brittoniana, Asparagus Densiflorus, Chrysobalanus Icaco, Ilex Cassine, Cassia Surattensis, Busera Simaraba, Calleistemon Viminalis and Simetenia. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials 36" in height as required per code.

6. *Drainage:* The subject property lies within Central Broward Water Control District. Drainage is served by a proposed retention area located on the west and north portions of the property. In addition, there is a proposed 688 sq. ft. drain field reserve located in the northeast corner. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
7. *Open Space and Recreation:* The Driftwood Park Recreational Trail is directly located along Davie Road adjacent to the subject site. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
8. *Compatibility:* The proposed project is compatible with possible future developments along Davie Road in terms of zoning, land use, and proposed uses. Furthermore, the proposed office building's architecture ties in directly with the western theme area to the north, along both sides of Davie Road.

Findings of Fact

The submitted site plan is zoned (RO) Residential/Office and is designated Residential/Office on the Town of Davie Future Land Use Map. An office structure is permitted in both this zoning district and land use category. The applicant proposes a successfully plan which meets land development code requirements. These requirements include, building setbacks, parking calculations, landscape requirements, and both traffic and public flow throughout the site.

Staff finds that the site plan effectively meets the vision of the Davie Road and the surrounding area. The completion of this project will enhance Davie Road. Moreover, the project implements the intent of the Residential/Office district.

Staff Recommendation

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Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Site Plan Committee Recommendation

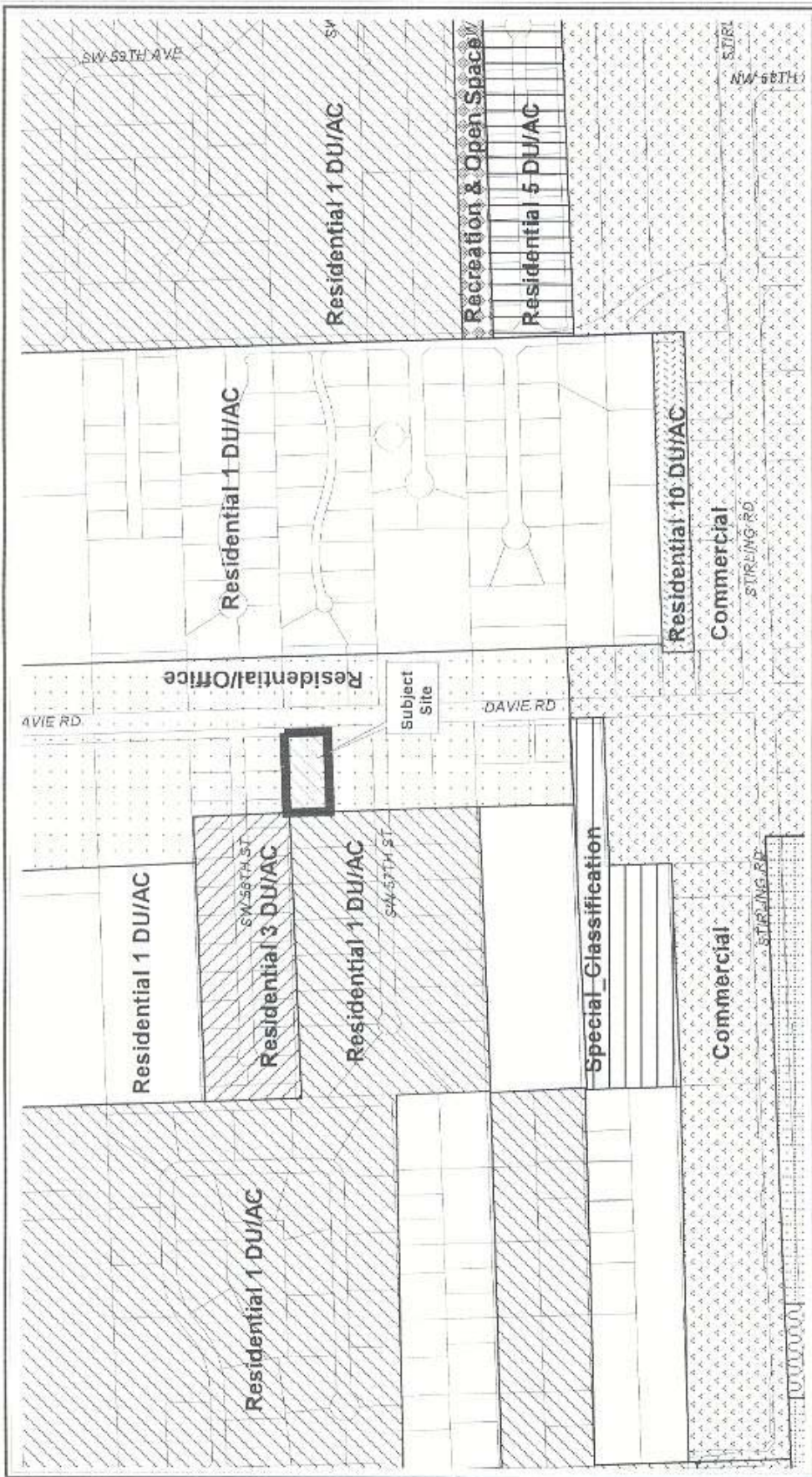
Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that the air conditioning units in the front be “pulled over” and surrounded by landscaping in order to screen them from the street side and from the pedestrian side; and to make all the necessary adjustments to protect the “28-inch caliper” Live Oak tree (Motion carried 4-0 with Mr. Engel abstaining).

Town Council Action

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



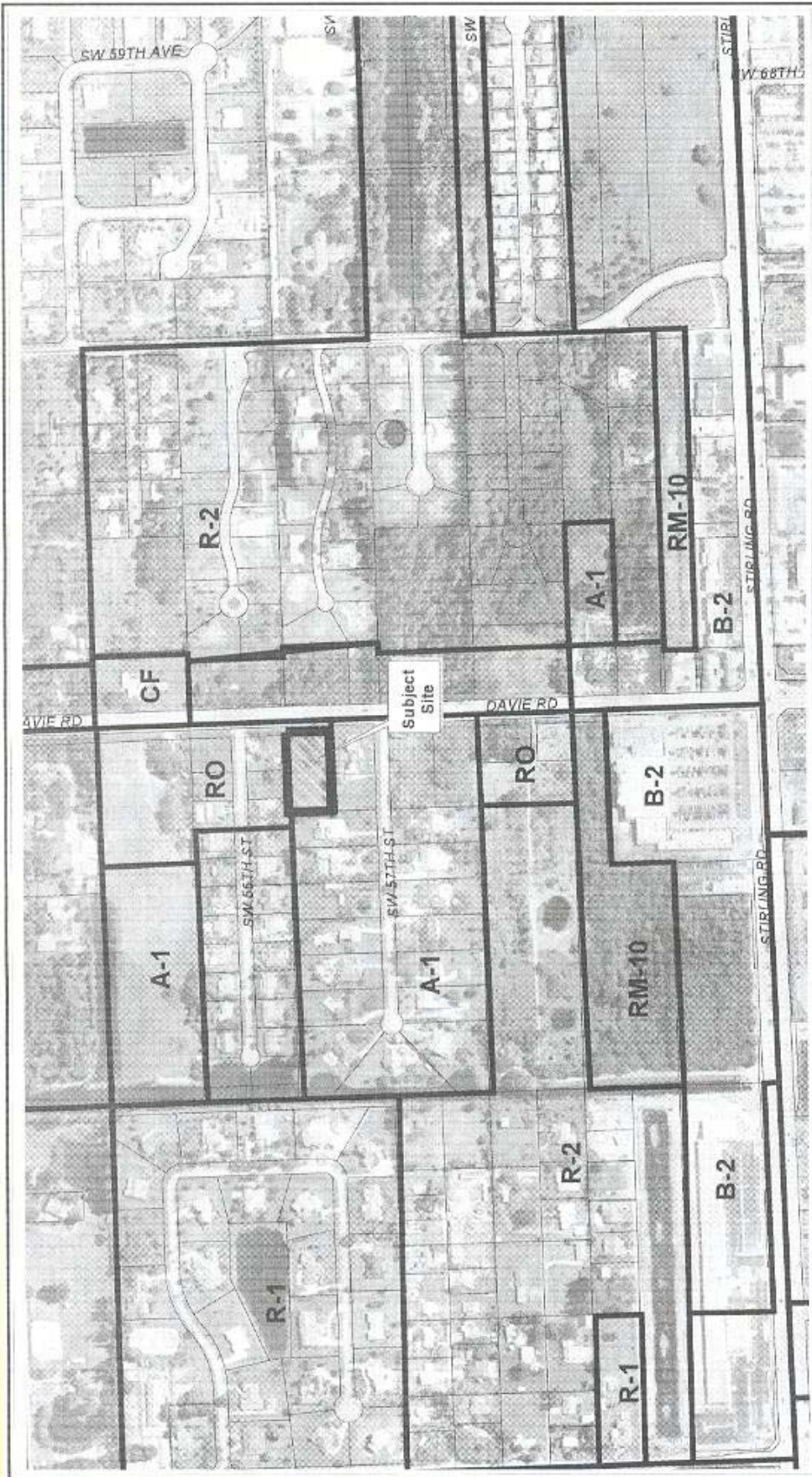
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Planning & Zoning Division - GIS



Site Plan Application SP 9-8-03, James D. Sands Office Building Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 01/12/04



Date Flown:
12/31/00



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Planning & Zoning Division - GIS



Site Plan Application SP 9-8-03, James D. Sands Office Building Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 01/12/04

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